

\$1,849,000 - 13352 Montagne Drive, North Tustin

MLS® #PW24252077

\$1,849,000

4 Bedroom, 3.00 Bathroom, 2,135 sqft

Residential on 0 Acres

N/A, North Tustin,

Welcome to 13352 Montagne Drive, a fully remodeled single-level ranch-style dream home in the heart of North Tustin. Boasting charming curb appeal with its manicured landscaping and white picket fence, this custom open-concept floor plan features four bedrooms (including dual master suites), three bathrooms, a designer kitchen with quartz countertops, farmhouse sink, a Thor range with dual ovens, a large island with seating, soft-close cabinetry, walk-in pantry, as well as white oak wood floors and custom finishes throughout. The spacious dining room, with large windows, plantation shutters, a marble countertop, a mini beverage and wine fridge, and a custom built-in bar, opens to a light-filled living room with a cozy fireplace and slider access to a sunroom featuring a vaulted wood-beamed ceiling, backyard views, and ample natural light. This spacious sunroom is not included in the home's square footage. The primary master suite includes three closets, backyard access, and a spacious remodeled bathroom with dual vanities and a walk-in shower. The secondary master suite located on the opposite wing of the house, is ideal for multi-generational living. The expansive and fully usable lot features a gated front yard, large grass area, orange trees (one for juicing, one for eating), an avocado tree, drip system garden beds, landscape lighting, new sprinkler lines/heads/control boxes, new landscaping, multiple seating areas, and a playhouse. Additional highlights include an



indoor laundry closet, a tankless water heater, two-car garage with built-in cabinets, no HOA or Mello-Roos, and access to highly sought-after Tustin Unified Schools. Conveniently located near the 5, 55, and 22 freeways, as well as shopping, dining, entertainment, and the Esplanade Walking Trail, 13352 Montagne Drive is a must-see!

Built in 1959

Essential Information

MLS® #	PW24252077
Price	\$1,849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,135
Acres	0.29
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Katnik
Listing Office	Katnik Brothers R.E. Services

Community Information

Address	13352 Montagne Drive
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

Amenities

Parking Spaces	6
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage

View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	Plantation Shutters, Shutters

Interior

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Bar, Built-in Features, Pantry, Quartz Counters, Walk-In Pantry
Appliances	SixBurnerStove, Dishwasher, Gas Range, Double Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Tustin Unified
Elementary	Loma Vista
Middle	Hewes
High	Foothill

Additional Information

Date Listed	December 17th, 2024
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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